



Roxann Wedegartner  
Mayor

# City of GREENFIELD, MASSACHUSETTS

## PLANNING BOARD

City Hall • 14 Court Square • Greenfield, MA 01301  
Phone 413-772-1549 • Fax 413-772-1309  
eric.twarog@greenfield-ma.gov • www.greenfield-ma.gov

### *Members:*

Twarog, Eric  
Director, Planning & Dev.

Allen, Jim (2022)  
Eash, Emily (2023)  
Maloni, Mark (2022)  
McMahan, Amy (2021)  
Roberts, Charles (2023)  
Touloumtzis, George (2021)

## GREENFIELD PLANNING BOARD Minutes of January 7, 2021 6:00 p.m.

### Webex Meeting

Chairperson Charles Roberts called the Planning Board meeting open at 6:05 p.m.

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time. No one responded.

**PB MEMBERS PRESENT:** Charles Roberts, Chairperson; George Touloumtzis, Vice-chair; Jim Allen; and Alternate Mark Maloni

**PB MEMBERS ABSENT:** Alternate Amy McMahan

**ALSO PRESENT:** Eric Twarog, Director of Planning and Development, and Nancy Hazard of the Greenfield Tree Committee.

### Approval of Minutes:

**MOTION:** Moved by Touloumtzis, seconded by Roberts, and voted 3:0:0 to approve the meeting minutes of December 17, 2020.

Chairperson Roberts elevated Mark Maloni to a voting member.

### ZBA Recommendations:

- a. Application of Trinity Solar for property located at 187 Plain Road (Assessor's Map R28, Lot 34), which is located in the Rural Residential (RC) Zoning District, for a Special Permit pursuant to Sections 200-4.2(C)(17), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the construction of a 4.08 kW DC solar ground-mounted system (12 panels) at this location. The maximum height of the system is approximately 6.75 feet.

Director Twarog informed the Board that the Applicant for 187 Plain Road submitted a request for a continuance to the ZBA because he is required to go before the Conservation Commission prior to the ZBA.

- b. Application of 15 Arch Street, LLC – c/o John Hadden for property located at 15 Arch Street (Assessor's Map 69, Lot 74), which is located in the General Industry (GI) Zoning District, for a



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#### Special Permit pursuant to Sections 200-4.11(C)(16), 200-7.17, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow a marijuana cultivator business at this location.

The following project proponents were present: John Hadden, Dan Sullivan, Joshua Levin, and Sam Capenterri as the project business partners; Tony Wonseski of SVE Associates, Civil Engineer; Erik Gath of BLW Engineers, Odor Mitigation; and Jessie Moberg, Architect. Mr. Hadden gave an overview of their business model and proposed project to the Board. Mr. Wonseski presented the Existing Conditions Plan and Site and Grading Plan to the Board. Deliveries will be made by van with approximately 2-3 van deliveries a month to start off with. The Board inquired on the Tier level they are seeking for cultivation. Mr. Hadden responded Tier 1 to start which allows up to 5,000 square feet of canopy with future expansion through CCC permitting for a Tier 2 which allows up to 10,000 square feet of canopy. However, due to the lease area of the building, about 7,000 square feet of canopy would be the maximum. Roberts inquired on odor control for the cultivation facility. Mr. Gath presented the odor control measures for the cultivation facility with the Board. Touloumtzis inquired on the number of employees for the facility. Mr. Hadden responded that there will be about six (6) employees at initial startup ramping up to about 10-15 employees prior to any expansion of Tier level. The project proponents reviewed the parking area and future parking with the Board. There are four (4) designated parking spaces for employees which will remain gravel. Touloumtzis inquired on screening for the dumpster. The Board discussed potential screening for the dumpster and reached consensus that screening is not necessary and may restrict movement for van deliveries. Roberts inquired if there were any review comments received. Director Twarog responded that all responses came back with no concerns or issues with the exception of two recommendations from the Department of Planning and Development: 1) The Applicant shall provide screening along the eastern and northern property lines of 19 Arch Street acceptable to the owner of 19 Arch Street, and 2) Delivery vehicles shall be limited to box trucks or smaller. Tractor trailer trucks shall be prohibited. Touloumtzis concurred with recommended condition #2 and inquired on recommended condition #1. Director Twarog responded that since 15 Arch Street is located within the General Industry (GI) District and abuts a residential use, the expanded side and rear yard setbacks of fifty (50) feet apply. The existing building is approximately 31-35 feet from the property line of 19 Arch Street so the proposed screening is to further protect this abutter from any negative impacts of the project.

**MOTION:** Moved by Touloumtzis, seconded by Maloni, and voted 4:0:0 to forward a positive recommendation to the ZBA on the application of 15 Arch Street, LLC – c/o John Hadden for property located at 15 Arch Street (Assessor's Map 69, Lot 74), which is located in the General Industry (GI) Zoning District, for a Special Permit pursuant to Sections 200-4.11(C)(16), 200-7.17, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow a marijuana cultivator business at this location with the recommendation that delivery vehicles be limited to box trucks or smaller.

- c. Application of Carl Woodruff and Mia Korteblein for property located at 60 James Street (Assessor's Map 23, Lot 19), which is located in the Urban Residential (RA) Zoning District, for a Special Permit pursuant to Sections 200-5.3(E)(2) and 200-8.3 of the Zoning Ordinance in order to allow a reduction



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of the front yard setback from 25 feet to 20 feet for the construction of a single family home at this location.

The following project proponents were present: Carl Woodruff and Mia Korteblein. Mr. Woodruff presented the project to the Board.

**MOTION:** Moved by Touloumtzis, seconded by Maloni, and voted 4:0:0 to forward a positive recommendation to the ZBA on the application of Carl Woodruff and Mia Korteblein for property located at 60 James Street (Assessor's Map 23, Lot 19), which is located in the Urban Residential (RA) Zoning District, for a Special Permit pursuant to Sections 200-5.3(E)(2) and 200-8.3 of the Zoning Ordinance in order to allow a reduction of the front yard setback from 25 feet to 20 feet for the construction of a single family home at this location.

#### Action Items:

- a. Planning Board deliberation on the proposed amendments to the Subdivision Regulations to incorporate Low Impact Development (LID) techniques throughout the regulations. A copy of the proposed amendments can be found at: [https://greenfield-ma.gov/files/Proposed\\_Amendments\\_to\\_Subdivision\\_Regulations\\_LID\\_10-08-20.pdf](https://greenfield-ma.gov/files/Proposed_Amendments_to_Subdivision_Regulations_LID_10-08-20.pdf)

Touloumtzis made two suggested minor revisions which the Board agreed with.

**MOTION:** Moved by Touloumtzis, seconded by Maloni, and voted 4:0:0 to adopt the proposed amendments to the Subdivision Regulations to incorporate Low Impact Development (LID) techniques throughout the regulations as written in the document dated December 17, 2020 as amended.

#### Discussion Items:

- a. Potential zoning map amendment to change the classification of 1385 Bernardston Road from Rural Residential (RC) to General Commercial (GC).

The Board discussed the two zoning amendments relative to eliminating the Tier 1 limit for marijuana cultivation in the RC District recently submitted by Councilor Tim Dolan and Greenfield Greenery, LLC. The Board reached consensus to still move forward with the proposed map change at the same time which would allow the project at 1385 Bernardston Road to move forward with no Tier limit. The Board directed Director Twarog to put this on the January 21, 2021 Planning Board agenda as an action item.

#### Adjournment:



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**MOTION: Moved by Touloumtzis, seconded by Maloni, and voted 4:0:0 to adjourn the Planning Board meeting at 8:01 p.m.**

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development